

12 FAYETTE STREET

CAMBRIDGE, MA

MCNCD APPLICATION
FEBRUARY 16, 2021

CLIENT

12 FAYETTE STREET
VENTURES LLC
7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

ARCHITECT

HAMMER DESIGN
& DEVELOPMENT LLC
556 FRANKLIN ST NO. 3
CAMBRIDGE, MA 02139

CONSULTANT

SUZUMORI
ARCHITECTURE PLLC
540 PRESIDENT ST 3 FL
BROOKLYN, NY 11215

SURVEY

PETER NOLAN AND
ASSOCIATES LLC
27 NEWTON ST
BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE
ARCHITECTURE
318 HARVARD ST #25
BROOKLINE, MA 02446

CIVIL ENGINEER

DESIGN CONSULTANTS, INC
120 MIDDLESEX AVE #20
SOMERVILLE, MA 02145

SHEET LIST	
NO.	TITLE
G-000	COVER
G-100	SURVEY
G-101	ASSESSOR'S MAP 1:100
G-102	ASSESSOR'S MAP 1:40
A-000	SITE PLAN
A-100	EXISTING PLANS
A-101	PROPOSED RENOVATION PLANS
A-102	PROPOSED NEW CONSTRUCTION PLANS
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A-201	EXISTING & PROPOSED ELEVATIONS
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R-000	RENDERINGS - BEFORE & AFTER 01
R-001	RENDERINGS - BEFORE & AFTER 02
R-002	RENDERINGS - BEFORE & AFTER 03
R-100	SHADOW STUDY - SUMMER
R-101	SHADOW STUDY - WINTER
R-200	STREETSCAPE ELEVATION
L-1	OVERALL LANDSCAPE PLAN
L-2	UNIT ONE ENTRY (LANDSCAPE)
L-3	UNIT TWO ENTRY (LANDSCAPE)



DRAWING TITLE
COVER SHEET

PROJECT
FAYETTE STREET RESIDENCES
12 FAYETTE STREET, CAMBRIDGE, MA 02139

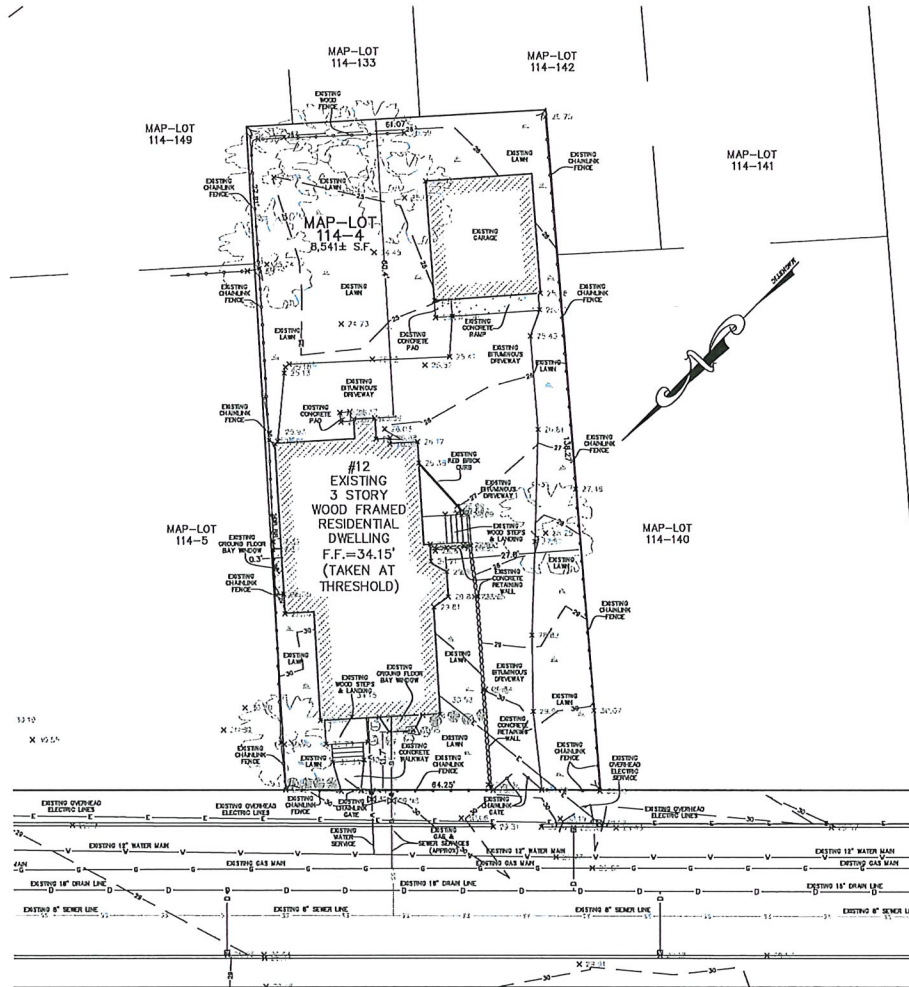
SCALE
AS NOTED

ISSUE DATE
FEB. 16, 2021

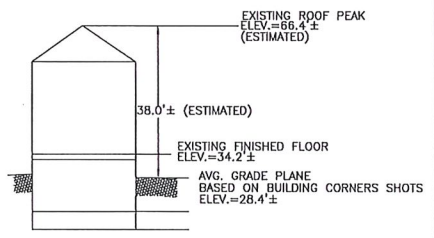
SHEET NO.
G-000

EXISTING LEGEND

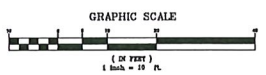
—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
—	UTILITY POLE
—	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
—	WATER VALVE
□	CATCH BASIN
—	FENCE
—	CONTOUR LINE (MIR)
—	CONTOUR LINE (MIR)
—	SPOT GRADE
⊙	DRAIN MANHOLE
—	HYDRANT
—	TREE



- NOTES:**
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 01/05/2021.
 2. DEED REFERENCE: BOOK 72377, PAGE 479, PLAN REFERENCE: BOOK 1352, PAGE 602, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 2501700576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. ZONING DISTRICT = RESIDENCE C-1



EXISTING PROFILE
NOT TO SCALE



FAYETTE STREET
(PUBLIC WAY—40' WIDE)

SCALE	1"=10'			
DATE	01/12/2021	REV	DATE	BY
SHEET	1	REVISION		
PLAN NO.	12 FAYETTE STREET CAMBRIDGE MASSACHUSETTS	SHEET NO.		
CLIENT:	EXISTING CONDITIONS	1		
DRAWN BY	PETER NOLAN & ASSOCIATES LLC			
CHECK BY	LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS			
APP'D BY	607 CAMBRIDGE STREET, SUITE 103 BOSTON MA 02135			
	PHONE: 617 891 7478/617 782 1533 FAX: 617 292 5891			
	EMAIL: pnolan@pnasurveyors.com			

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BROOKLYN, NY 11215

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PETER NOLAN AND ASSOCIATES LLC
27 NEWTON ST
BRIGHTON, MA 02135

LANDSCAPE
VERDANT LANDSCAPE ARCHITECTURE
318 HARVARD ST #25
BROOKLINE, MA 02446

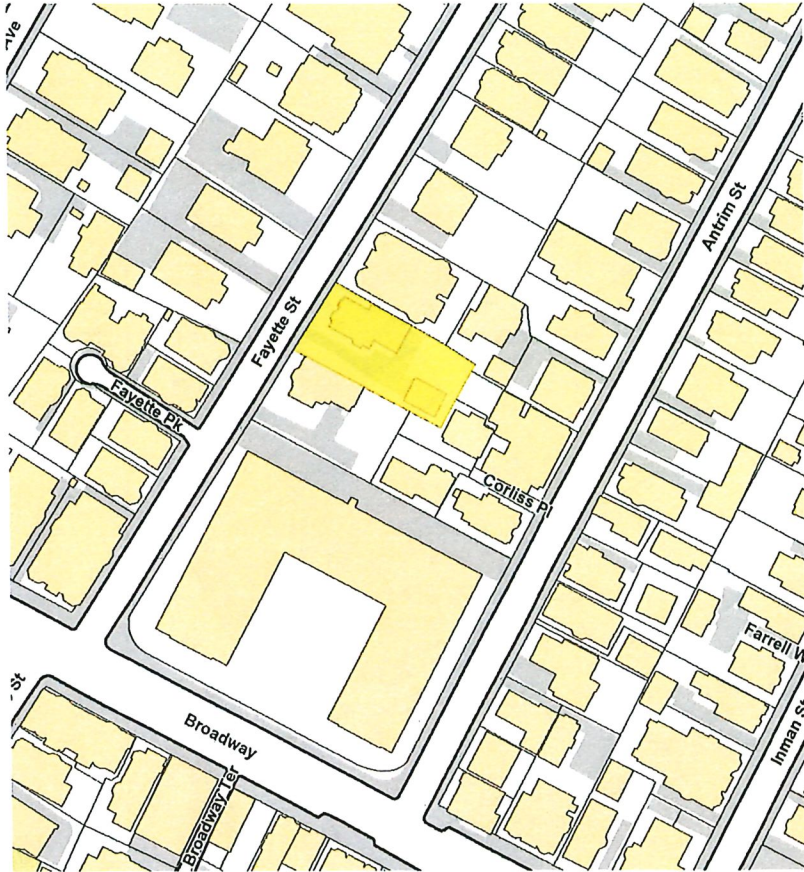
CIVIL ENGINEER
DESIGN CONSULTANTS, INC
120 MIDDLESEX AVE #20
SOMERVILLE, MA 02145

DRAWING TITLE
SITE SURVEY
PROJECT
FAYETTE STREET RESIDENCES
12 FAYETTE STREET, CAMBRIDGE, MA 02139

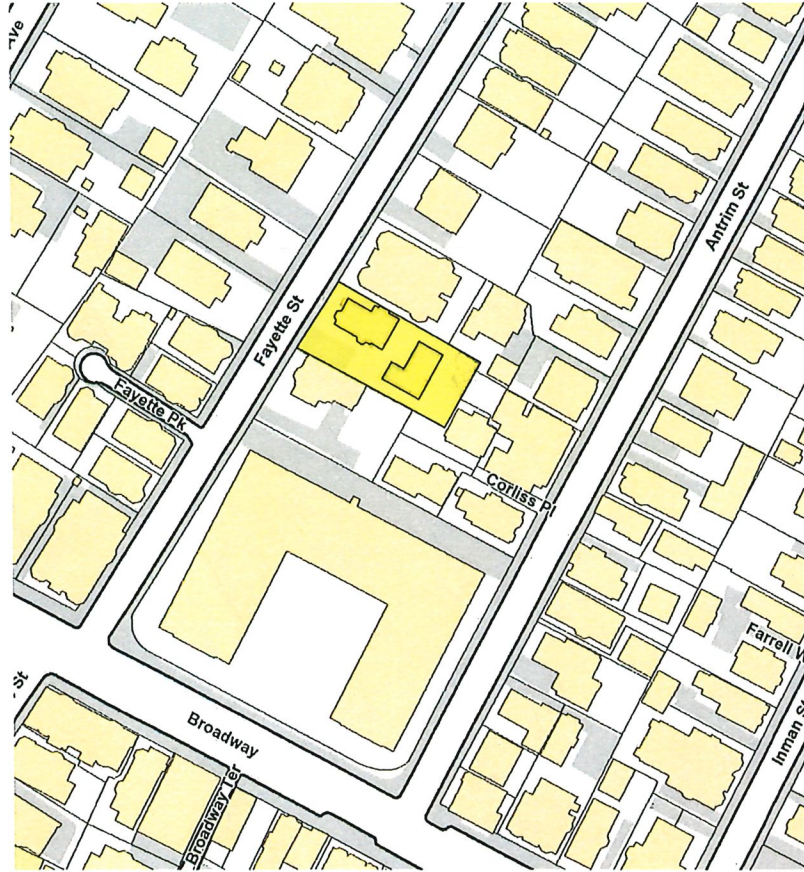
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AS NOTED

ISSUE DATE
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SHEET NO.
G-100



2 EXISTING SITE IN ASSESSOR MAP
1:100



1 PROPOSED SITE IN ASSESSOR MAP
1:100

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LANDSCAPE
VERDANT LANDSCAPE
ARCHITECTURE
318 HARVARD ST #25
BROOKLINE, MA 02446

CIVIL ENGINEER
DESIGN CONSULTANTS, INC
120 MIDDLESEX AVE #20
SOMERVILLE, MA 02145

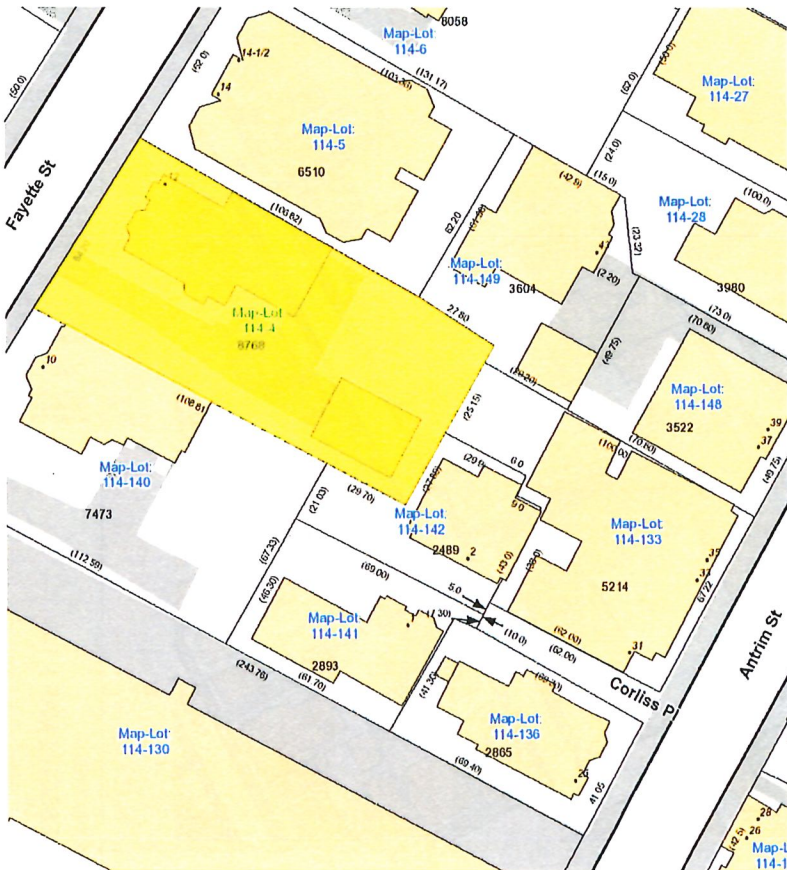
DRAWING TITLE
ASSESSOR'S MAP 1:100

PROJECT
FAYETTE STREET RESIDENCES
12 FAYETTE STREET, CAMBRIDGE, MA 02139

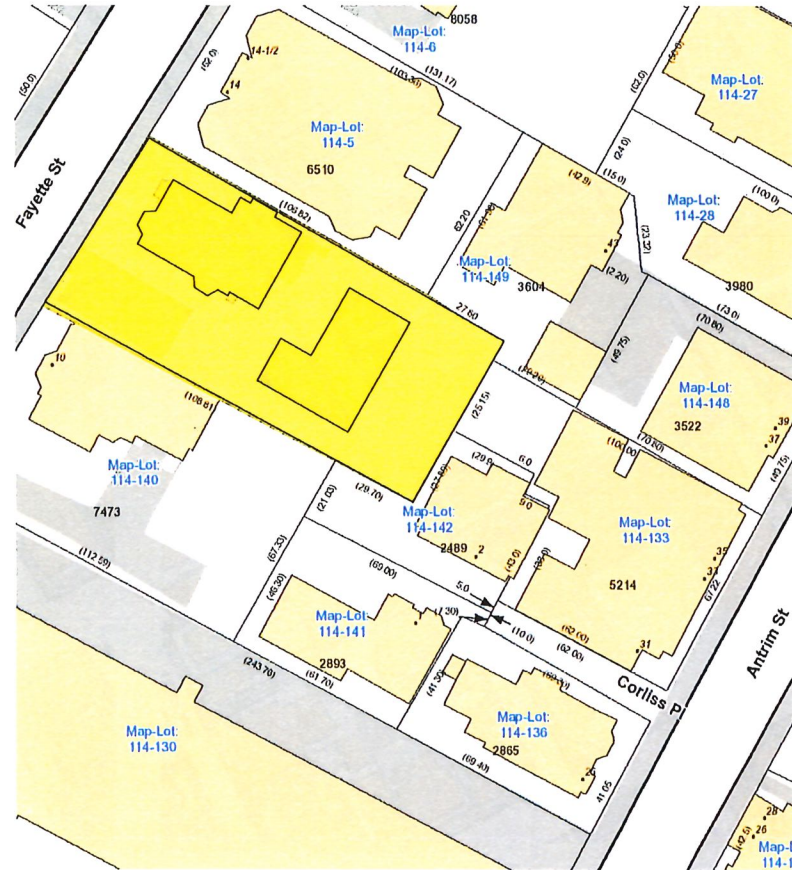
SCALE
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ISSUE DATE
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SHEET NO.
G-101



2 EXISTING SITE IN ASSESSOR MAP
1:40



1 PROPOSED SITE IN ASSESSOR MAP
1:40

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SURVEY

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LANDSCAPE

VERDANT LANDSCAPE
ARCHITECTURE
318 HARVARD ST #25
BROOKLINE, MA 02446

CIVIL ENGINEER

DESIGN CONSULTANTS, INC
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SOMERVILLE, MA 02145

DRAWING TITLE
ASSESSOR'S MAP 1:40

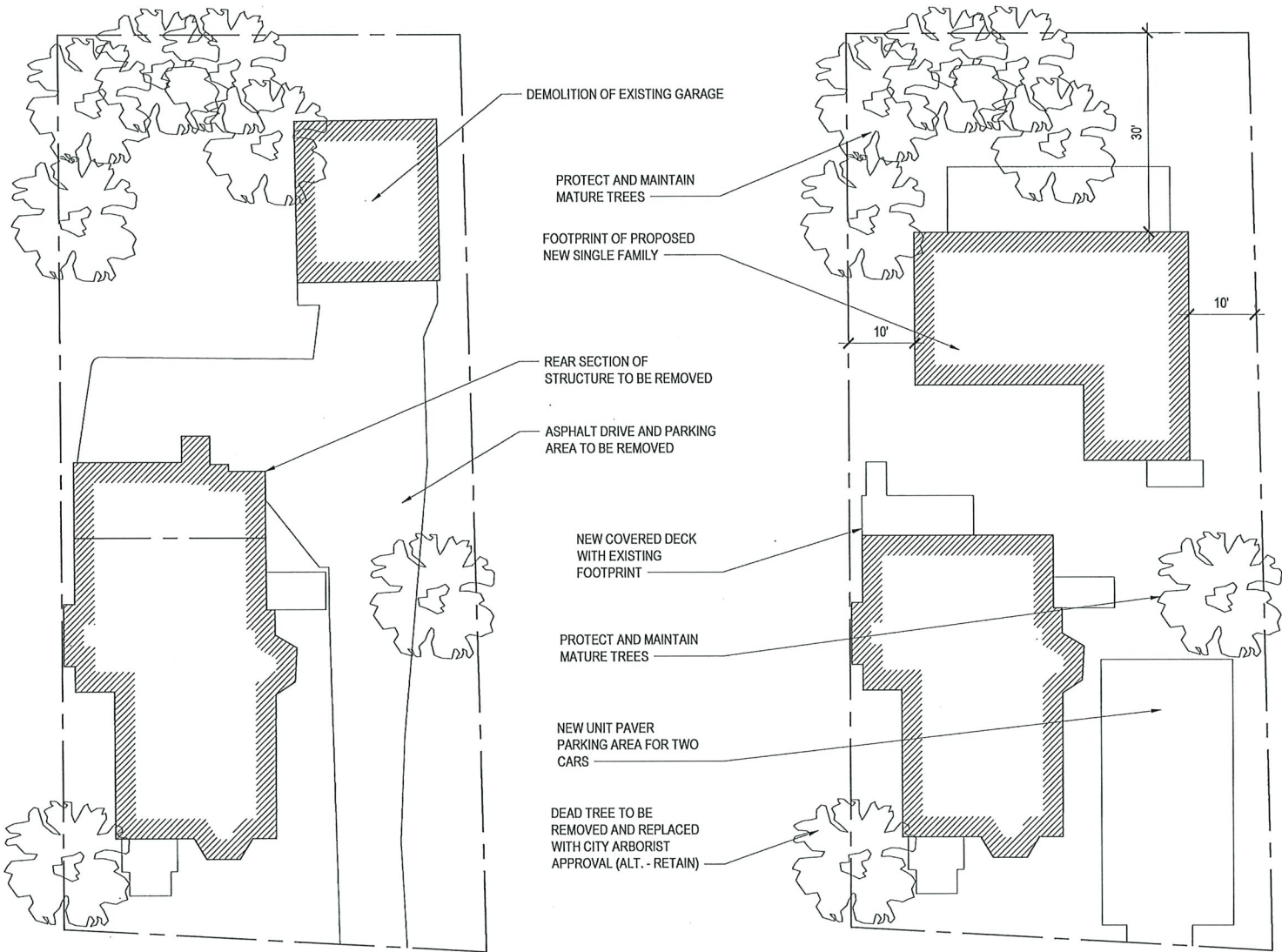
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12 FAYETTE STREET, CAMBRIDGE, MA 02139

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ISSUE DATE
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SHEET NO.

G-102



2 EXISTING SITE PLAN
1/16"=1'-0"

1 PROPOSED SITE PLAN
1/16"=1'-0"

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SURVEY

PETER NOLAN AND
ASSOCIATES LLC
27 NEWTON ST
BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE
ARCHITECTURE
318 HARVARD ST #25
BROOKLINE, MA 02446

CIVIL ENGINEER

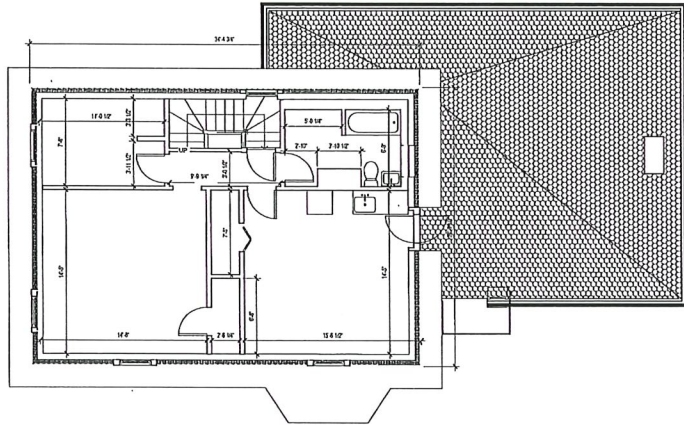
DESIGN CONSULTANTS, INC
120 MIDDLESEX AVE #20
SOMERVILLE, MA 02145

DRAWING TITLE
SITE PLAN

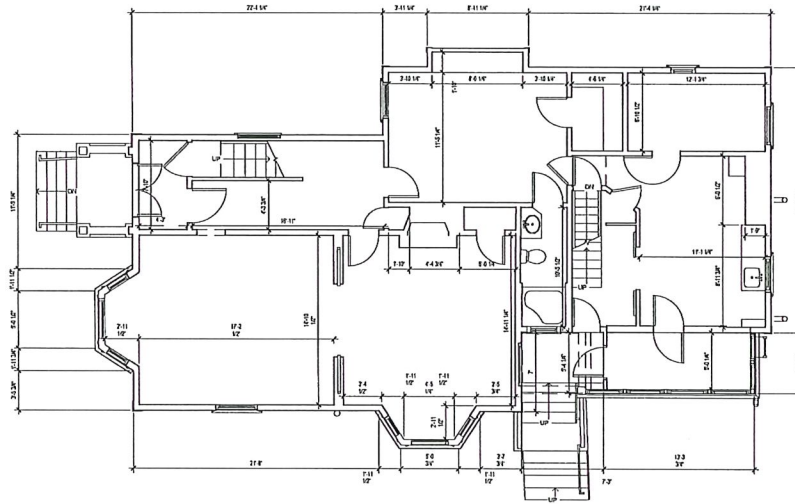
PROJECT
FAYETTE STREET RESIDENCES
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE
AS NOTED
ISSUE DATE
FEB. 16, 2021

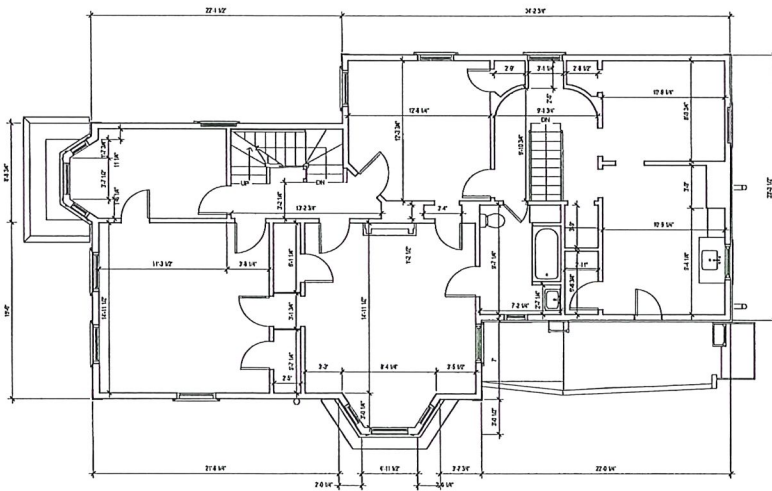
SHEET NO.
A-000



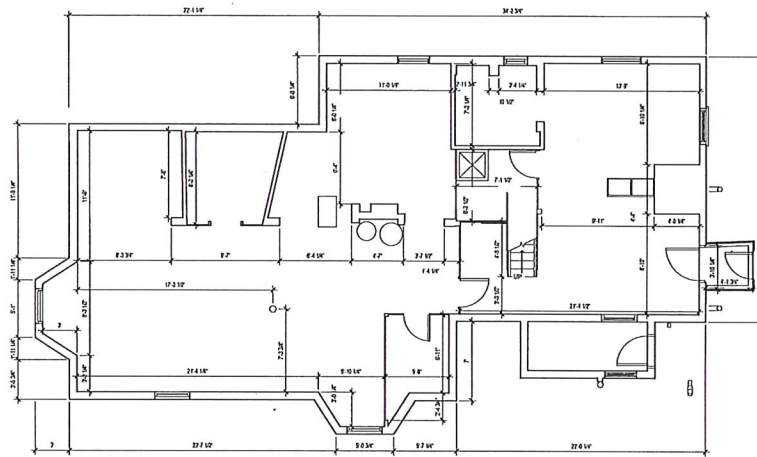
4 THIRD FLOOR PLAN
3/32"=1'-0"



2 FIRST FLOOR PLAN
3/32"=1'-0"



3 SECOND FLOOR PLAN
3/32"=1'-0"



1 BASEMENT PLAN
3/32"=1'-0"

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BRIGHTON, MA 02135

LANDSCAPE
VERDANT LANDSCAPE
ARCHITECTURE
318 HARVARD ST #25
BROOKLYN, MA 02148

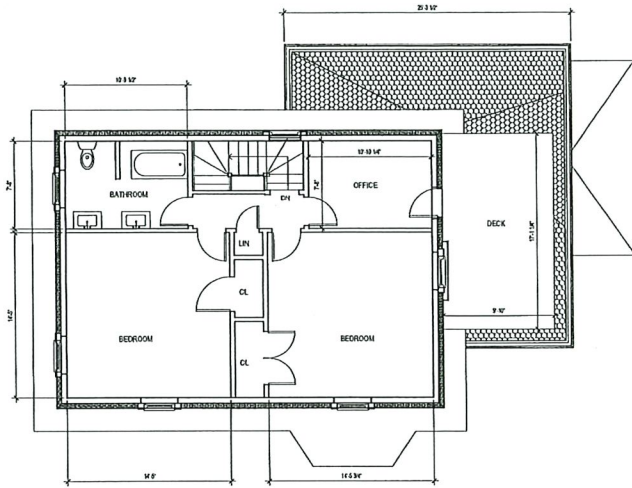
CIVIL ENGINEER
DESIGN CONSULTANTS, INC
120 MIDDLESEX AVE #20
SOMERVILLE, MA 02145

DRAWING TITLE
EXISTING PLANS

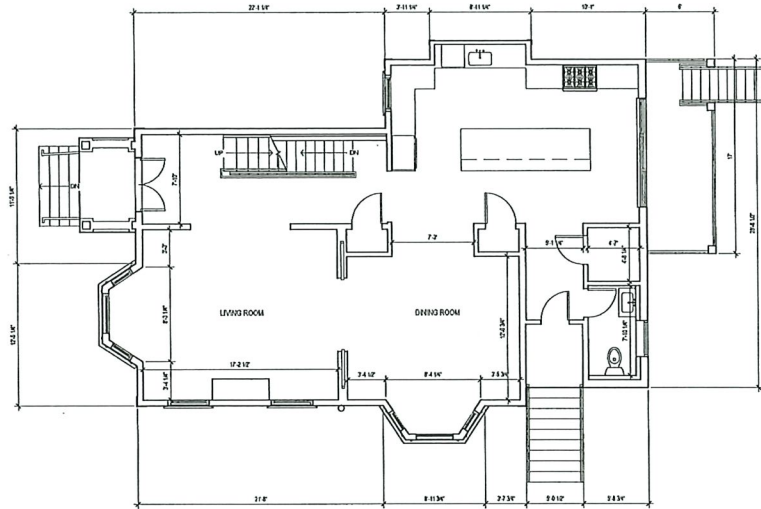
PROJECT
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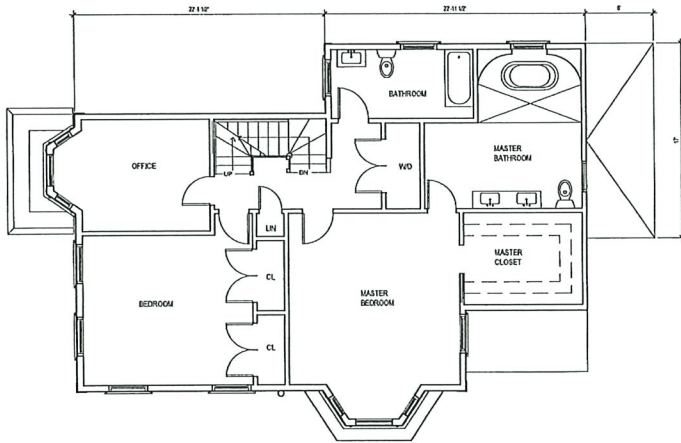
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A-100



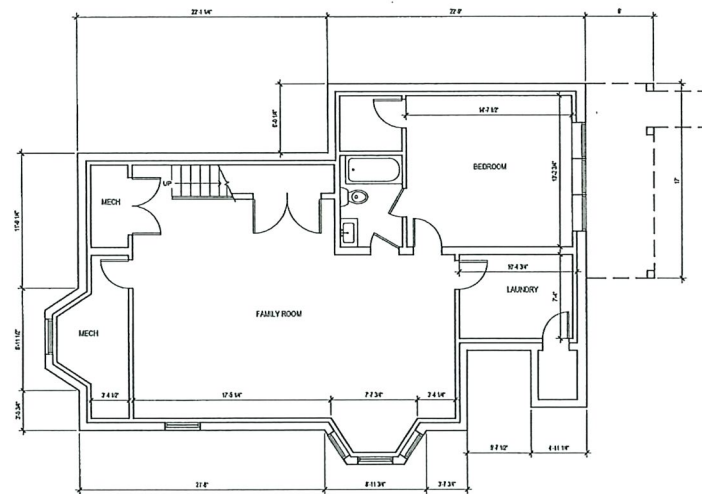
4 THIRD FLOOR PLAN
3/32"=1'-0"



2 FIRST FLOOR PLAN
3/32"=1'-0"



3 SECOND FLOOR PLAN
3/32"=1'-0"



1 BASEMENT PLAN
3/32"=1'-0"

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LANDSCAPE
VERDANT LANDSCAPE
ARCHITECTURE
318 HARVARD ST #25
BROOKLINE, MA 02445

CIVIL ENGINEER
DESIGN CONSULTANTS, INC
120 MIDDLESEX AVE #20
SOMERVILLE, MA 02145

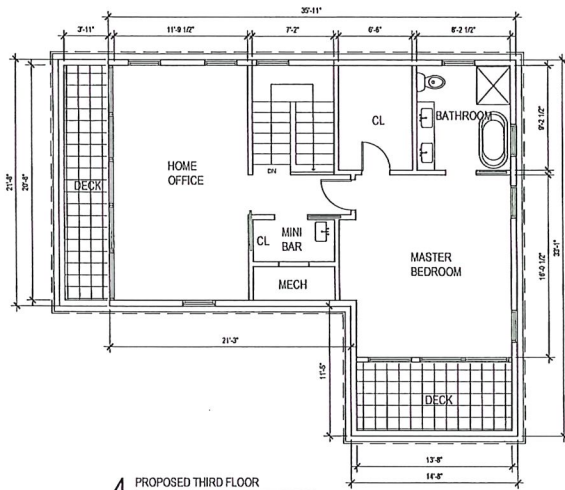
DRAWING TITLE
PROPOSED PLANS

PROJECT
**FAYETTE STREET RESIDENCES
12 FAYETTE STREET, CAMBRIDGE, MA 02139**

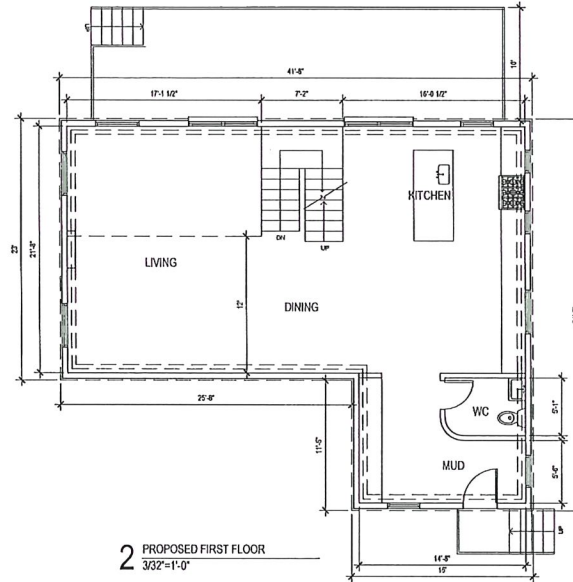
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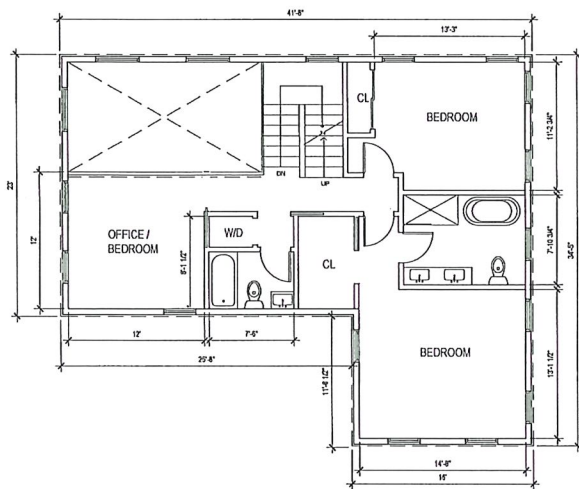
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A-101



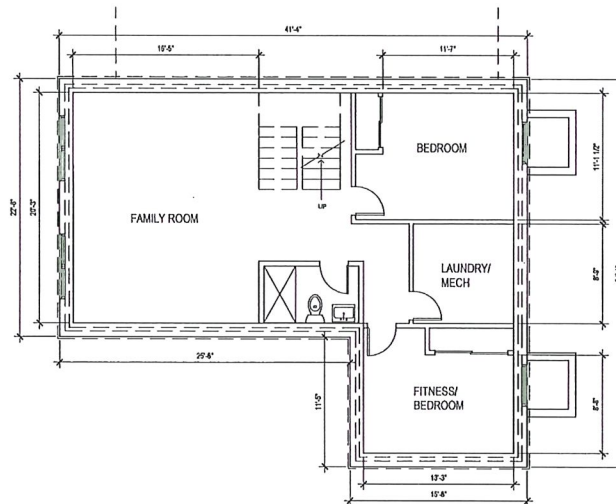
4 PROPOSED THIRD FLOOR
3/32"=1'-0"



2 PROPOSED FIRST FLOOR
3/32"=1'-0"



3 PROPOSED SECOND FLOOR
3/32"=1'-0"



1 PROPOSED BASEMENT
3/32"=1'-0"

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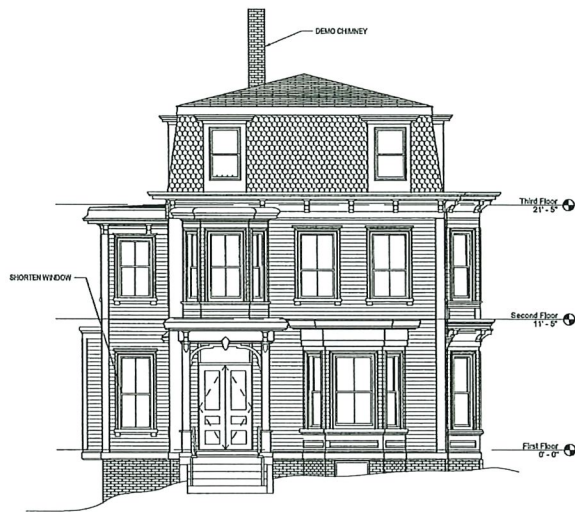
CIVIL ENGINEER
DESIGN CONSULTANTS, INC
120 MIDDLESEX AVE #20
SOMERVILLE, MA 02145

DRAWING TITLE
NEW CONSTRUCTION PROPOSED
PLANS

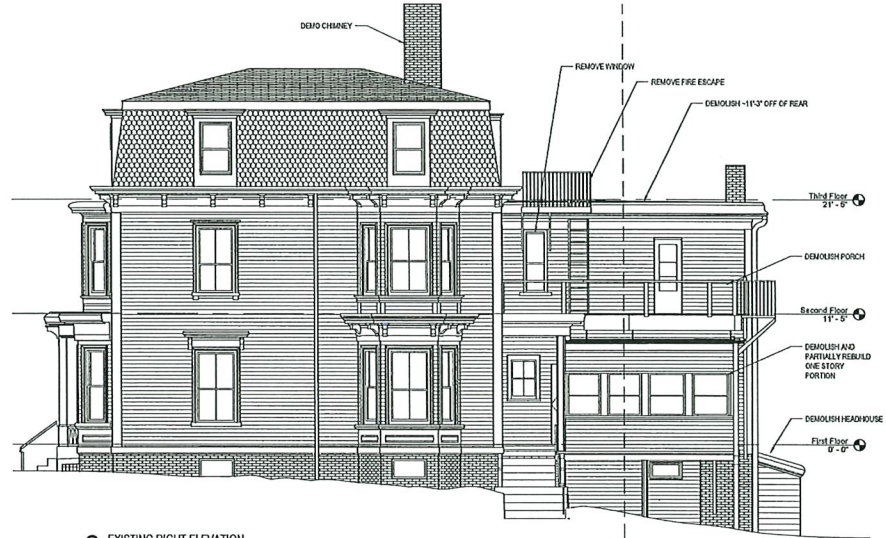
PROJECT
FAYETTE STREET RESIDENCES
12 FAYETTE STREET, CAMBRIDGE, MA 02139

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ISSUE DATE
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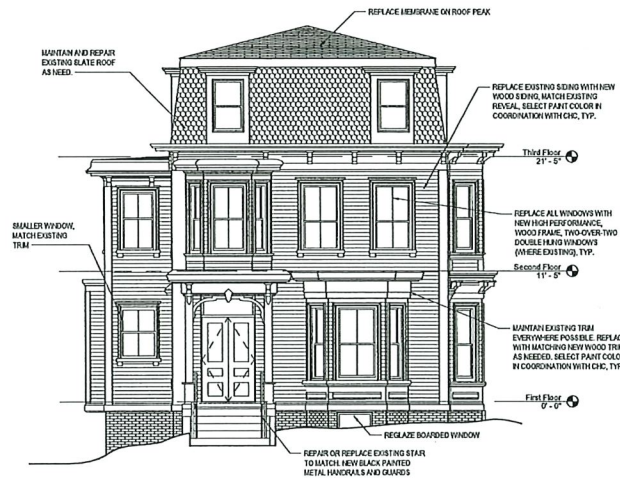
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A-102



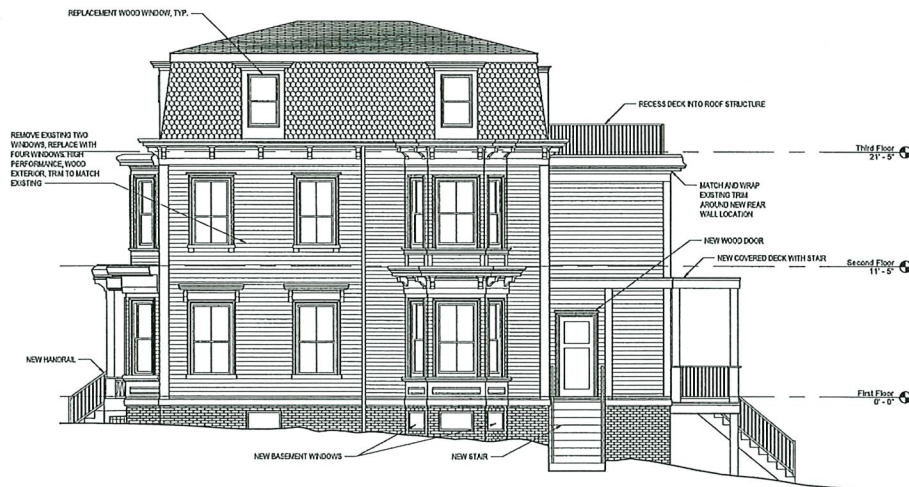
4 EXISTING FRONT ELEVATION
3/32"=1'-0"



2 EXISTING RIGHT ELEVATION
3/32"=1'-0"



3 PROPOSED FRONT ELEVATION
3/32"=1'-0"



1 PROPOSED RIGHT ELEVATION
3/32"=1'-0"

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LANDSCAPE
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ARCHITECTURE
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BROOKLINE, MA 02448

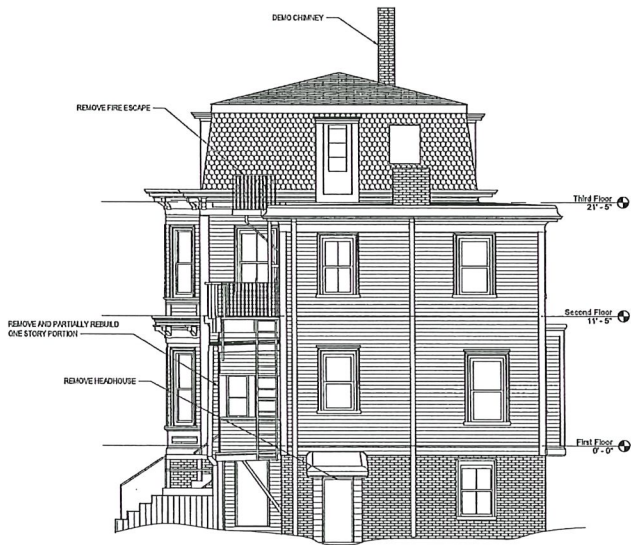
CIVIL ENGINEER
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DRAWING TITLE
EXISTING & PROPOSED ELEVATIONS

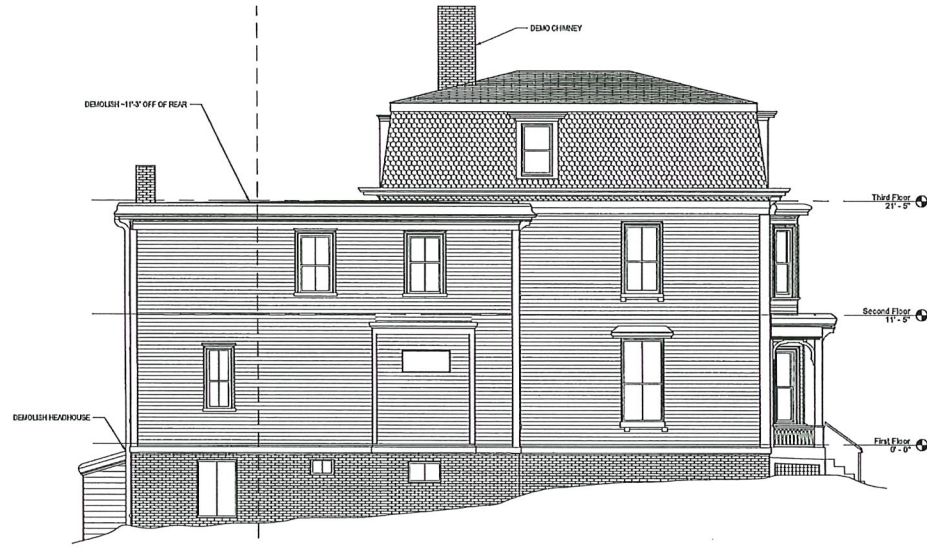
PROJECT
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12 FAYETTE STREET, CAMBRIDGE, MA 02139

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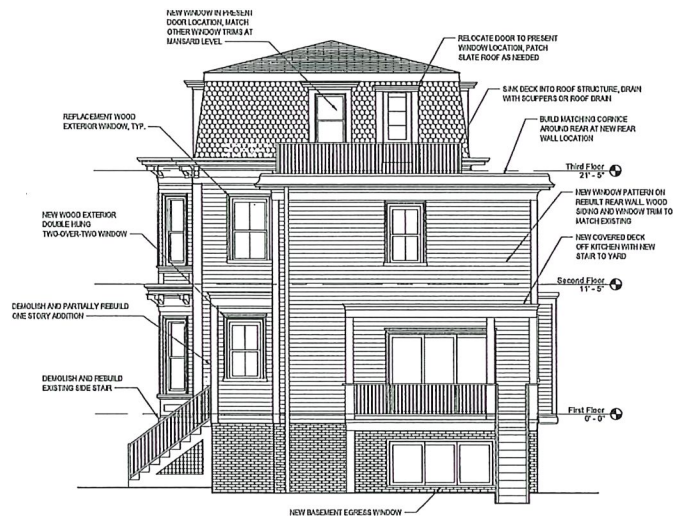
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A-200



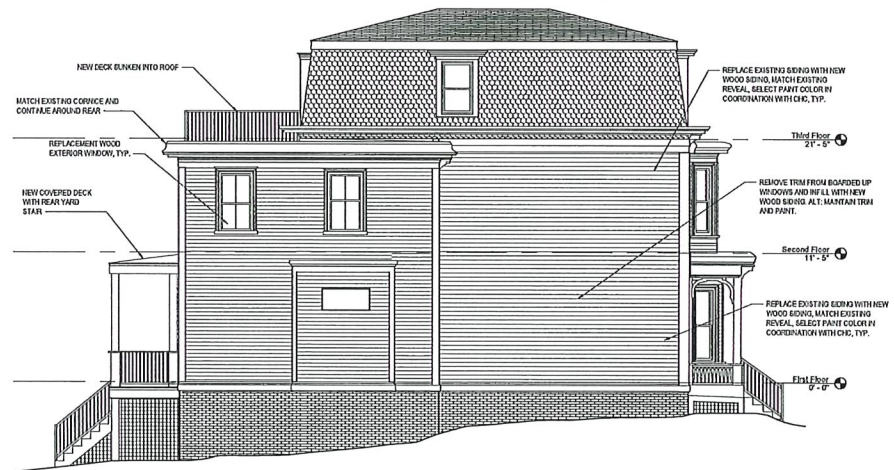
4 EXISTING REAR ELEVATION
332'-11-0"



2 EXISTING LEFT ELEVATION
332'-11-0"



3 PROPOSED REAR ELEVATION
332'-11-0"



1 PROPOSED LEFT ELEVATION
332'-11-0"

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EXISTING & PROPOSED ELEVATIONS

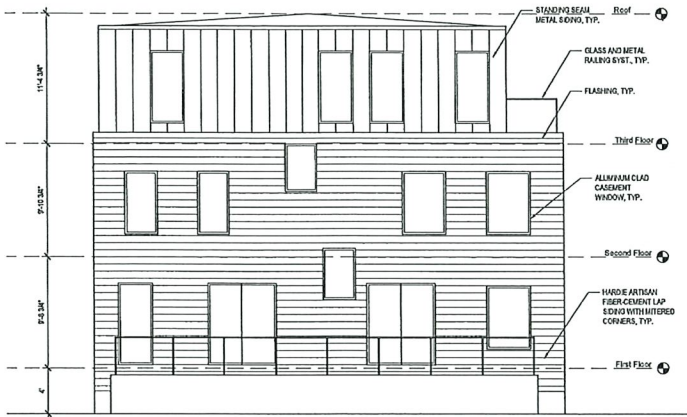
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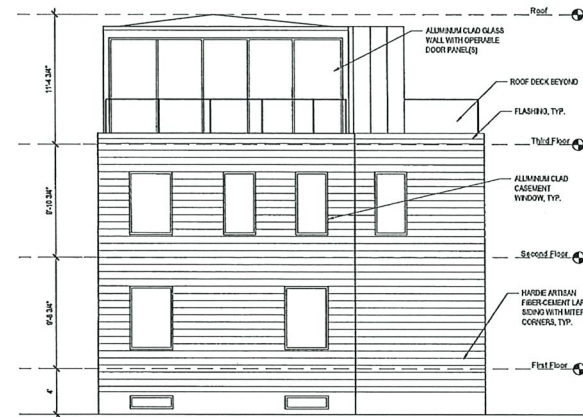
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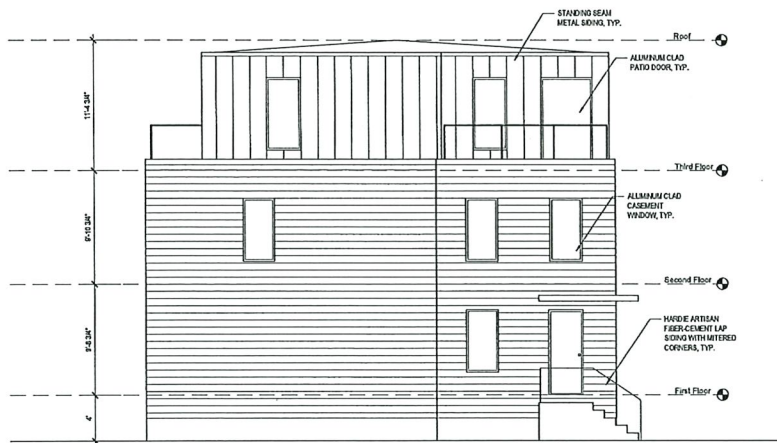
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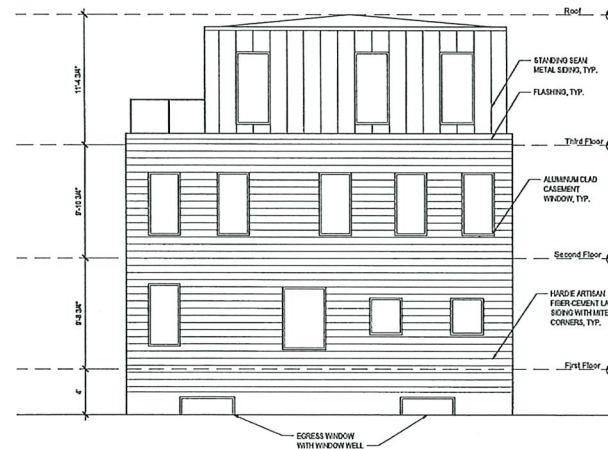
4 PROPOSED REAR ELEVATION
3/32"=1'-0"



2 PROPOSED LEFT ELEVATION
3/32"=1'-0"



3 PROPOSED FRONT ELEVATION
3/32"=1'-0"



1 PROPOSED RIGHT ELEVATION
3/32"=1'-0"

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**NEW CONSTRUCTION PROPOSED
ELEVATIONS**
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A-202

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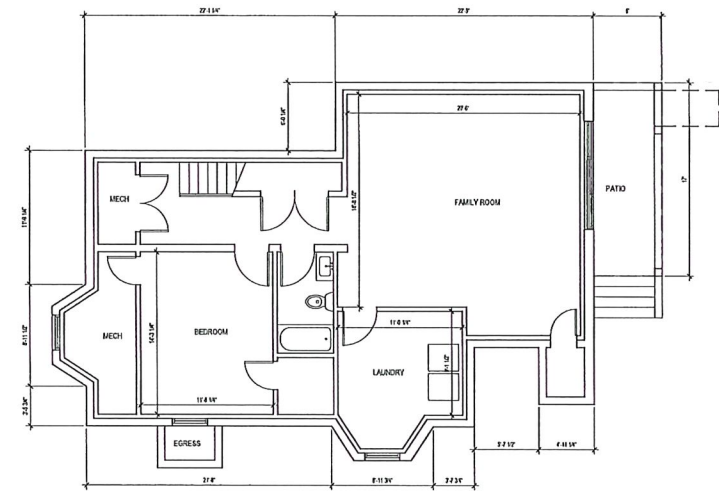
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 BROOKLYN, NY 11215

SURVEY
 PETER NOLAN AND
 ASSOCIATES LLC
 27 NEWTON ST
 BRIGHTON, MA 02135

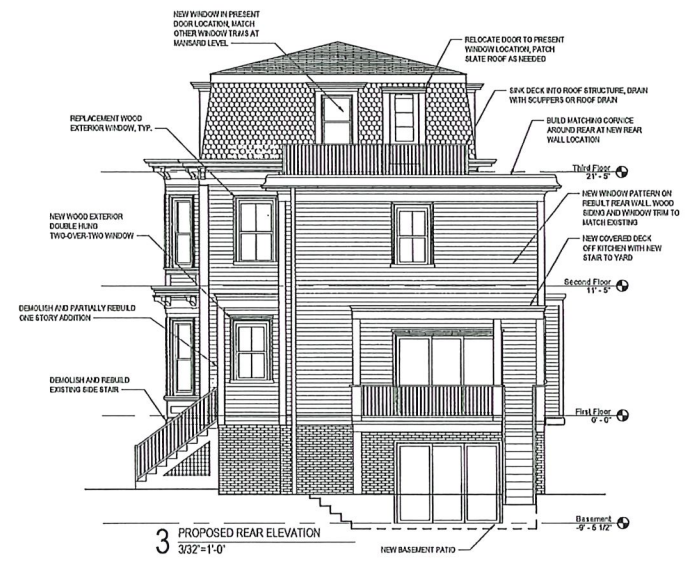
LANDSCAPE
 VERDANT LANDSCAPE
 ARCHITECTURE
 318 HARVARD ST #25
 BROOKLINE, MA 02446

CIVIL ENGINEER
 DESIGN CONSULTANTS, INC
 120 MIDDLESEX AVE #20
 SOMERVILLE, MA 02145

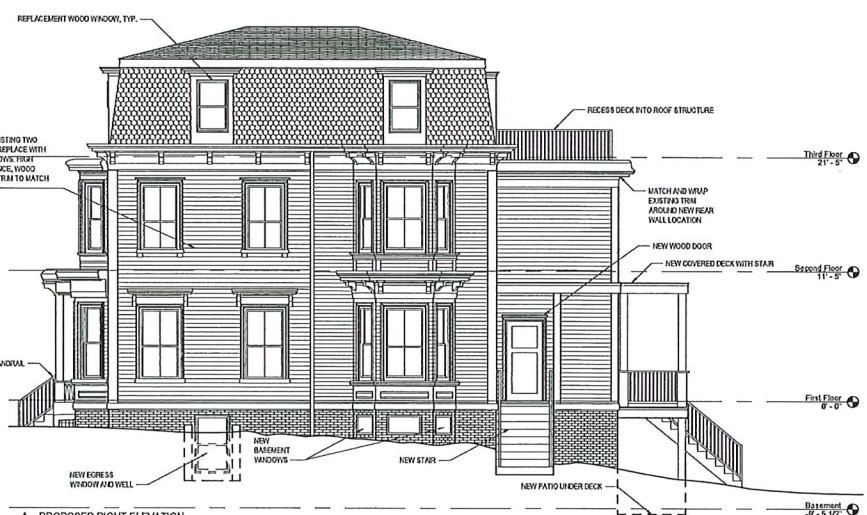


2 PROPOSED BASEMENT PLAN
 3/32"=1'-0"

4 EXISTING REAR ELEVATION
 3/32"=1'-0"



3 PROPOSED REAR ELEVATION
 3/32"=1'-0"



1 PROPOSED RIGHT ELEVATION
 3/32"=1'-0"

DRAWING TITLE
 ALTERNATIVE BASEMENT DESIGN
PROJECT
 FAYETTE STREET RESIDENCES
 12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE
 AS NOTED
 ISSUE DATE
 FEB. 16, 2021

SHEET NO
A-300



CLIENT

12 FAYETTE STREET
 VENTURES LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

ARCHITECT

HAMMER DESIGN
 & DEVELOPMENT LLC
 556 FRANKLIN ST NO. 3
 CAMBRIDGE, MA 02139

CONSULTANT

SUZUMORI
 ARCHITECTURE PLLC
 540 PRESIDENT ST 3 FL
 BROOKLYN, NY 11215

SURVEY

PETER NOLAN AND
 ASSOCIATES LLC
 27 NEWTON ST
 BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE
 ARCHITECTURE
 318 HARVARD ST #25
 BROOKLINE, MA 02446

CIVIL ENGINEER

DESIGN CONSULTANTS, INC
 120 MIDDLESEX AVE #20
 SOMERVILLE, MA 02145

DRAWING TITLE
RENDERING - BEFORE & AFTER 01

PROJECT
**FAYETTE STREET RESIDENCES
 12 FAYETTE STREET, CAMBRIDGE, MA 02139**

SCALE
 AS NOTED

ISSUE DATE
 FEB. 16, 2021

SHEET NO.
R-000



CLIENT

12 FAYETTE STREET
 VENTURES LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01680

ARCHITECT

HAMMER DESIGN
 & DEVELOPMENT LLC
 556 FRANKLIN ST NO. 3
 CAMBRIDGE, MA 02139

CONSULTANT

SUZUMORI
 ARCHITECTURE PLLC
 540 PRESIDENT ST 3 FL
 BROOKLYN, NY 11215

SURVEY

PETER NOLAN AND
 ASSOCIATES LLC
 27 NEWTON ST
 BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE
 ARCHITECTURE
 318 HARVARD ST #25
 BROOKLINE, MA 02446

CIVIL ENGINEER

DESIGN CONSULTANTS, INC
 120 MIDDLESEX AVE #20
 SOMERVILLE, MA 02145

DRAWING TITLE
 RENDERING - BEFORE & AFTER 02

PROJECT
 FAYETTE STREET RESIDENCES
 12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE
 AS NOTED

ISSUE DATE
 FEB. 16, 2021

SHEET NO.
 R-001



CLIENT

12 FAYETTE STREET
 VENTURES LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01880

ARCHITECT

HAMMER DESIGN
 & DEVELOPMENT LLC
 556 FRANKLIN ST NO. 3
 CAMBRIDGE, MA 02139

CONSULTANT

SUZUMORI
 ARCHITECTURE PLLC
 540 PRESIDENT ST 3 FL
 BROOKLYN, NY 11215

SURVEY

PETER NOLAN AND
 ASSOCIATES LLC
 27 NEWTON ST
 BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE
 ARCHITECTURE
 318 HARVARD ST #25
 BROOKLINE, MA 02446

CIVIL ENGINEER

DESIGN CONSULTANTS, INC
 120 MIDDLESEX AVE #20
 SOMERVILLE, MA 02145

DRAWING TITLE
RENDERING - BEFORE & AFTER 03

PROJECT
**FAYETTE STREET RESIDENCES
 12 FAYETTE STREET, CAMBRIDGE, MA 02139**

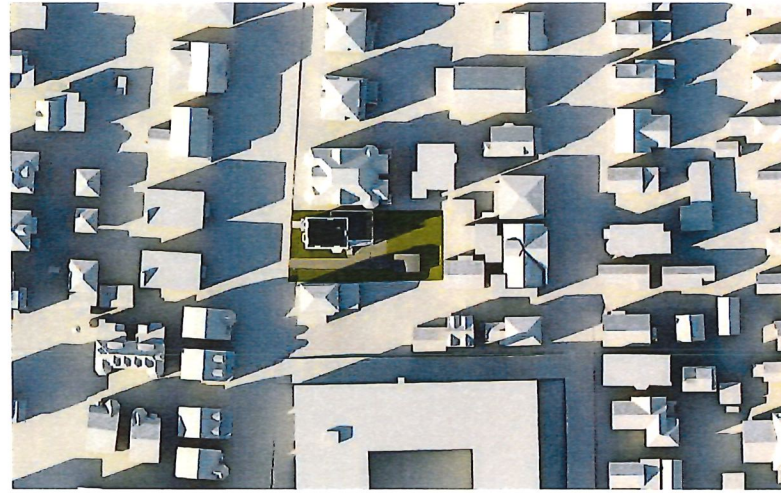
SCALE
 AS NOTED

ISSUE DATE
 FEB. 16, 2021

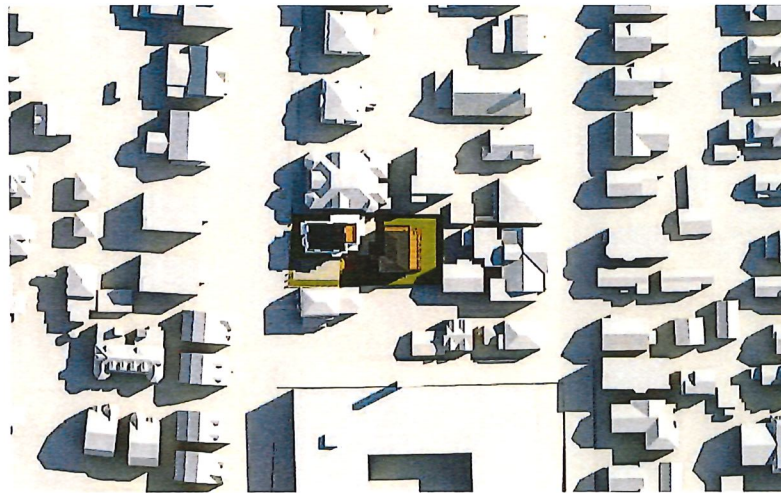
SHEET NO.
R-002



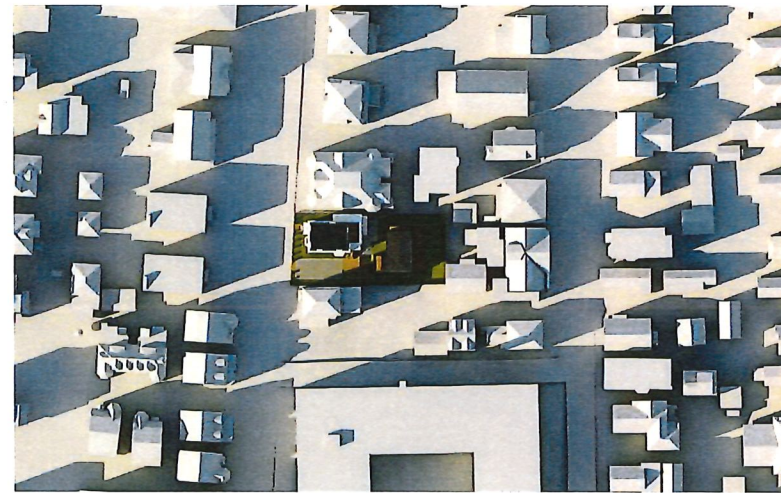
SUMMER SOLSTICE - EXISTING - 8 AM



SUMMER SOLSTICE - EXISTING - 5 PM



SUMMER SOLSTICE - PROPOSED - 8 AM



SUMMER SOLSTICE - PROPOSED - 5 PM

CLIENT

12 FAYETTE STREET
VENTURES LLC
7 MORRISON ROAD WEST
WAKEFIELD, MA 01880

ARCHITECT

HAMMER DESIGN
& DEVELOPMENT LLC
556 FRANKLIN ST NO. 3
CAMBRIDGE, MA 02139

CONSULTANT

SUZUMORI
ARCHITECTURE PLLC
640 PRESIDENT ST 3 FL
BROOKLYN, NY 11215

SURVEY

PETER NOLAN AND
ASSOCIATES LLC
27 NEWTON ST
BRIGHTON, MA 02135

LANDSCAPE

VERDANT LANDSCAPE
ARCHITECTURE
318 HARVARD ST #25
BROOKLINE, MA 02445

CIVIL ENGINEER

DESIGN CONSULTANTS, INC
120 MIDDLESEX AVE #20
SOMERVILLE, MA 02145

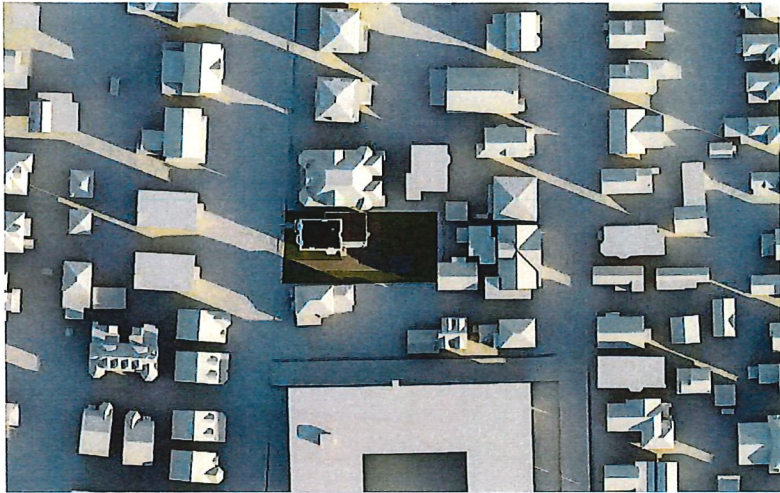
DRAWING TITLE
SHADOW STUDIES - SUMMER

PROJECT
FAYETTE STREET RESIDENCES
12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE
AS NOTED

ISSUE DATE
FEB. 16, 2021

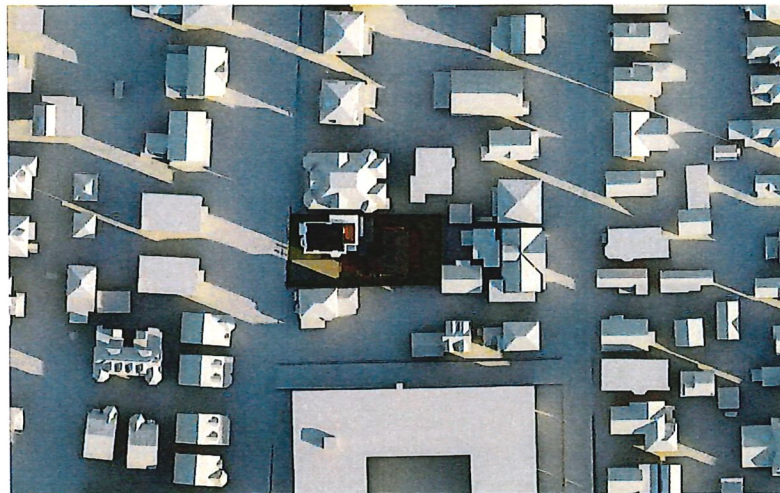
SHEET NO.
R-100



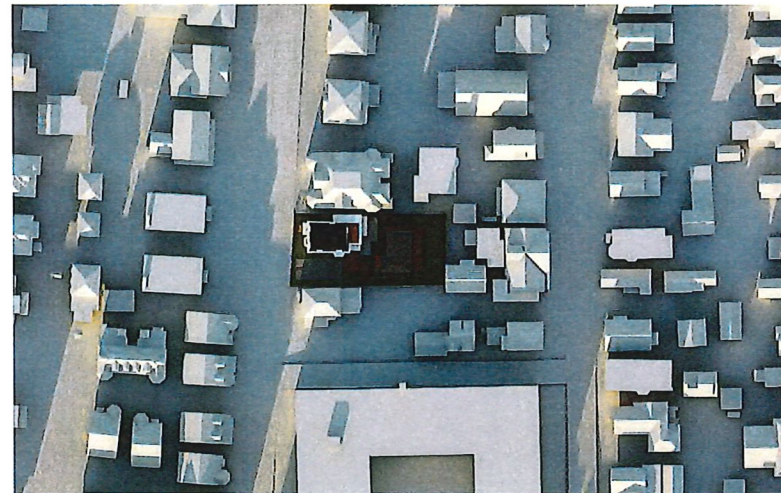
WINTER SOLSTICE - EXISTING - 9 AM



WINTER SOLSTICE - EXISTING - 3 PM



WINTER SOLSTICE - PROPOSED - 9 AM



WINTER SOLSTICE - PROPOSED - 3 PM

CLIENT
 12 FAYETTE STREET
 VENTURES LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01860

ARCHITECT
 HAMMER DESIGN
 & DEVELOPMENT LLC
 556 FRANKLIN ST NO. 3
 CAMBRIDGE, MA 02139

CONSULTANT
 SUZUMORI
 ARCHITECTURE PLLC
 540 PRESIDENT ST 3 FL
 BROOKLYN, NY 11215

SURVEY
 PETER NOLAN AND
 ASSOCIATES LLC
 27 NEWTON ST
 BRIGHTON, MA 02135

LANDSCAPE
 VERDANT LANDSCAPE
 ARCHITECTURE
 318 HARVARD ST #25
 BROOKLINE, MA 02446

CIVIL ENGINEER
 DESIGN CONSULTANTS, INC
 120 MIDDLESEX AVE #20
 SOMERVILLE, MA 02145

DRAWING TITLE
 SHADOW STUDIES - WINTER

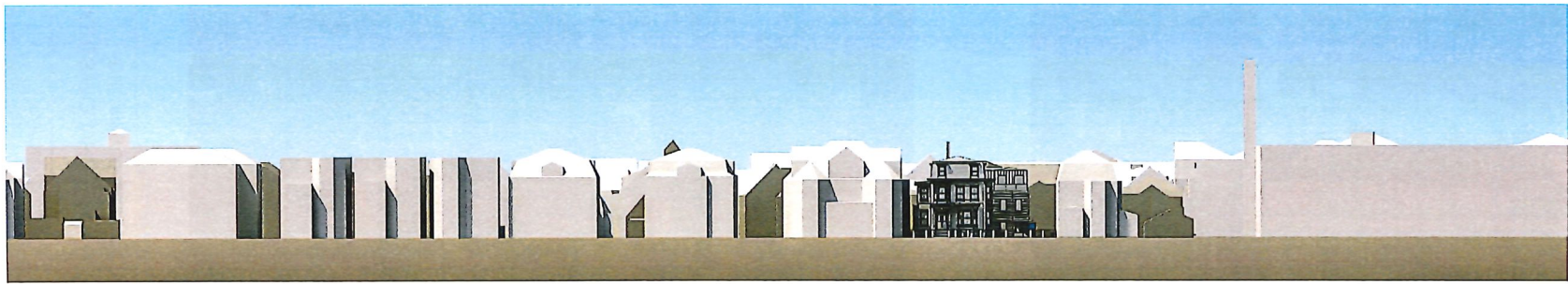
PROJECT
 FAYETTE STREET RESIDENCES
 12 FAYETTE STREET, CAMBRIDGE, MA 02139

SCALE
 AS NOTED

ISSUE DATE
 FEB. 16, 2021

SHEET NO.

R-101



CLIENT
 12 FAYETTE STREET
 VENTURES LLC
 7 MORRISON ROAD WEST
 WAKEFIELD, MA 01890

ARCHITECT
 HAMMER DESIGN
 & DEVELOPMENT LLC
 556 FRANKLIN ST NO. 3
 CAMBRIDGE, MA 02139

CONSULTANT
 SUZUMORI
 ARCHITECTURE PLLC
 540 PRESIDENT ST 9 FL
 BROOKLYN, NY 11216

SURVEY
 PETER NOLAN AND
 ASSOCIATES LLC
 27 NEWTON ST
 BRIGHTON, MA 02135

LANDSCAPE
 VERDANT LANDSCAPE
 ARCHITECTURE
 318 HARVARD ST #25
 BROOKLINE, MA 02446

CIVIL ENGINEER
 DESIGN CONSULTANTS, INC
 120 MIDDLESEX AVE #20
 SOMERVILLE, MA 02145

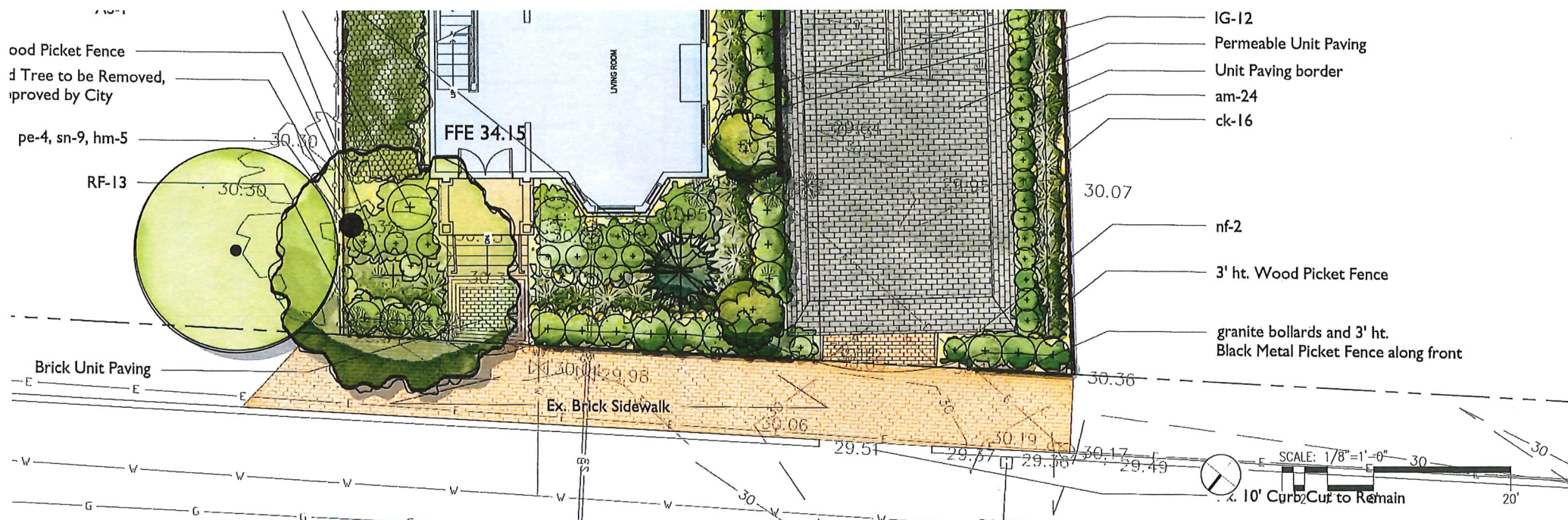
DRAWING TITLE
 STREETSCAPE ELEVATION

PROJECT
 FAYETTE STREET RESIDENCES
 12 FAYETTE STREET CAMBRIDGE, MA 02139

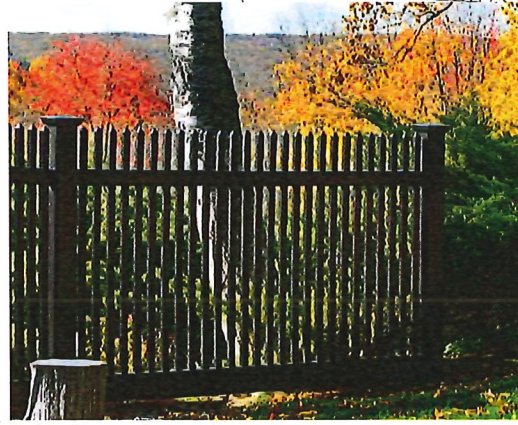
SCALE
 AS NOTED

ISSUE DATE
 FEB. 16, 2021

SHEET NO.
 R-200



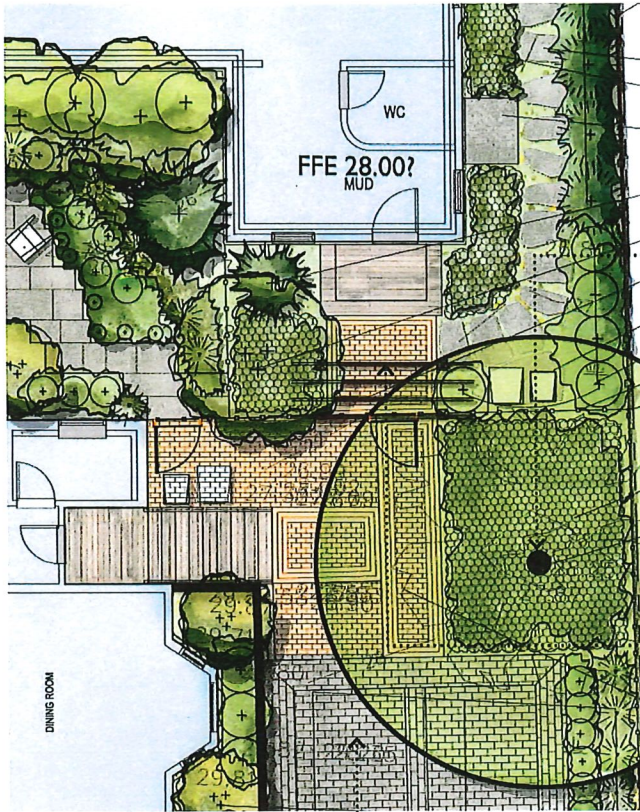
Granite Bollard and Metal Picket Fence along front



Picket Fence along sides



Rosa 'The Fairy'



- Bluestone Step Stones
- ap-8, ap-8, dp-8, tn-8
- Area well (Peagravel)
- ICs-1
- AL-1
- Arbor over Entry Gate
- Trash/Recycling
- IG-5
- 4' ht. Wood Fence between yards
- Transition from 6' ht. Fence to 3' ht. Wood Picket Fence
- 27.46
- cp-130
- Ex. Norway Maple
- Brick Unit Paving



Ex. Norway Maple



Arbor Over Entry Gate



Pervious Pavers



SCALE: 1/8"=1'-0"



